



# DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



## BESPOKE ABODES

**F**OR THIS ISSUE, WE'VE CURATED SEVEN LISTINGS WITH handmade or otherwise bespoke features that make them truly unique. And while "unique" is a word that's tossed about with abandon in real estate copy, we can assure you that these finely crafted homes were built with a singular vision in mind—there's not a cookie-cutter Colonial in the bunch. They also offer amenities that make them perfect for the holiday season that's fast upon us. Cheers!

### AWESOME ANTIQUES

THERE'S NOTHING WE DON'T LOVE ABOUT A BARN-STYLE HOME IN Kent, newly listed for \$1,999,000. Even its backstory is charming, kicking off 250 years ago when the structure was built as a working barn. Its current owner, a textiles executive, bought the barn frame online, then worked with an architect to "drop it on top of a modern glass cube,"

**Born Of A Barn** This barn-style Kent home lists for \$1,999,000 with Pels Matthews of the Matthews Group, affiliated with William Raveis Real Estate in Washington. 203-671-5432.

along with an inspired mix of mismatched wood siding, concrete, steel and a chic metal roof. The great room is great indeed, referencing a barn's interior with its double-height ceilings, exposed beams and hayloft-style sleeping quarters with a sophisticated stone bathroom, accessed via a stylish steel staircase. A kitchen is tucked under the loft, distinguished by a waterfall-edged stone island. And there's a second bedroom, the master suite, featuring a floor-to-ceiling window wall and sculptural tub. We also love the two-level terrace, the lower one with a modern Gunite lap pool. Although hard to wrap, this home would make a swell gift, as well as a chic place to spend the December holidays. It lists with Pels Matthews of the Matthews Group, affiliated with William Raveis Real Estate.



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**A Great Deal** A noted antique dealer is selling his New Canaan antique for \$925,000, listed with Becky Walsh of William Pitt Sotheby's International Realty in New Canaan. 203-858-5909.

Another renovated—and reimagined—antique property is on four acres that were once part of a farm owned by one of New Canaan's first families, back when all homes were, necessarily, hand-crafted. Called Hoyt Farm, the circa-1750 farmhouse is being sold by the antiques dealer Beau Maas, who restored the rustic woodwork

and fixtures, including wide-plank chestnut flooring, original fireplaces and exposed-beam ceilings. Maas created a sculpture garden on the four-acre spread, which also features two barns, one of which has been fashioned into a party space. In all, the main house offers four bedrooms and three bathrooms, as well as a screened-in porch and outdoor terrace. It lists for \$925,000 with Becky Walsh of William Pitt Sotheby's International Realty.

## PROPERTIES WITH A PEDIGREE

THIS FALL, A RASH OF LISTINGS ATTACHED TO BIG NAMES POPPED ONTO THE MARKET, none as notable as the home owned by Philip Roth, who passed away in 2018. Roth's Warren estate is where he socked himself away to write, specifically in the writer's studio located just a short walk from the circa-1790 main house. Roth bought the property in the 1970s as a country retreat, gradually accumulating 147 acres and using it as his year-round home. It was built by one of Warren's founding families and retains its antique charms, including three fireplaces and original wide-plank hardwood. It now also offers a great room with a vaulted ceiling and fieldstone floors and—no surprise, given its literary owner—built-in bookshelves in nearly every room. There's also a pool, extensive gardens, fruit trees, a pond and antique stone walls. It lists for \$2,925,000 with Peter Klemm of Klemm Real Estate.

**American Pastoral** The late Philip Roth's home, including writer studio (RIGHT), lists for \$2,925,000 with Peter Klemm of Klemm Real Estate in Washington Depot. 917-864-4940.





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**Join The Club** Built by the founder of the Country Club of Darien with views over the golf course, this circa-1915 Georgian is listed for \$5,495,000 with Doug Milne of Houlihan Lawrence. 203-667-0344.

In Darien, a grand circa-1915 property is a picture-perfect example of a red-brick Georgian estate, built for Edgar S. Auchincloss, who took land that once comprised the family farm to build the Country Club of Darien, still thriving today. He also built the manse, which was thoroughly renovated by its current owner. Its formal, but family-friendly, interiors span nearly 8,500 square feet, including formal common rooms with 12-foot ceilings, a dramatic three-story staircase, nine fireplaces and six bedrooms. It lists for \$5,495,000 with Doug Milne of Houlihan Lawrence.



## INN STYLE

One of Connecticut's classic inns, the Bee & Thistle in Old Lyme, is on the market for \$2.5 million. The circa-1756 Colonial was built as a home for a prominent judge. In the 1930s, a local widow converted it into an inn she dubbed Bee & Thistle after a Scottish clan's emblem. The six-acre riverfront property comes complete with 11 guest rooms and the 84-seat Chestnut

Grille restaurant, as well as a bar and outdoor terrace. The current owners, who are retiring, host as many as 30 weddings every year. It sits alongside the Florence Griswold Art Museum, home of the American Impressionist movement. Lori Montazella and Chadwick Cioffi of Chilton & Chadwick in Old Lyme. 917-670-2791 and 203-581-1230.





**Top Of The Lake** Called the Pinnacle, this home on Lake Waramaug lists for \$6,750,000 with Ira Goldspiel and Steve Pener of William Pitt Sotheby's International Realty in Kent. 917-626-3481 and 203-470-0393.

### TRADITIONAL—WITH A TWIST

IN WASHINGTON, THERE'S AN ESTATE CALLED THE PINNACLE SITED ON 30 ACRES with lawns that roll down to Lake Waramaug, where there's a pebble beach and boat dock. The circa-2010 manse is an updated take on the lakefront "cottages" of yore, notably the nearby (and now-shuttered) Boulders Inn, built in 1895. This more modern cottage is constructed of hand-cut sandstone with expanses of glass and a second-story terrace to take in views over the lake. The 11,000-square-foot interiors feature warm-hued and sustainably sourced mahogany woodwork and paneling. On the first floor, the massive, vaulted-ceiling great room, with a swell stone hearth, is the star. A floating staircase leads to a master bedroom suite, featuring a fireplace, soaking tub and rain shower, while the lower-level is all fun and games, offering a billiards room, a wine cellar, and golf simulation and media rooms. The asking price is \$6,750,000, listed with Ira Goldspiel and Steve Pener of William Pitt Sotheby's International Realty.

Another stone manse is on offer in Greenwich, a circa-1893 property called Kenilworth. It retains its traditional rustic, rock-and-timbered façade, welcoming guests under a massive portico. But the 8,653-square-foot interiors are clean and modern, offering a grand entry hall with a fireplace and dramatic staircase, an updated kitchen and seven bedrooms and five bathrooms. Sotheby's International Realty broker Tom Broadhurst has the \$2,950,000 listing. —*Diane di Costanzo*



**Rock On** This rock-and-timber Greenwich estate lists for \$2,950,000 with Tom Broadhurst of Sotheby's International Realty broker in Greenwich. 203-561-0269